



12 CASTLE VIEW, SEDGWICK, KENDAL, CUMBRIA, LA8 0JL
£400,000

MILNE MOSER
SALES + LETTINGS

12 CASTLE VIEW
SEDGWICK
KENDAL
LA8 0JL



3



2



2



PARKING

OVERVIEW

Ideal for a range of buyers, this semi-detached bungalow is more than meets the eye. The extended accommodation is perfect for a family with the separate shower room and bathroom a real bonus. Downsize looking for a versatile layout and hobby space will not be disappointed and everyone will appreciate the good sized plot and generous off road parking. The property is well presented throughout with contemporary decor style along with UPVC double glazing and gas central heating. There is a lounge with outlook over the garden, a conservatory, L shaped dining kitchen and a useful utility room. The three bedrooms are at one end of the property giving privacy from the living accommodation - a real plus in a bungalow. The landscaped gardens are well planted and offer various seating areas and lawns.

ACCOMMODATION

From the long driveway, the carport leads to a double glazed door and into:

HALL

A pleasant hallway with a built in shoe cupboard, a UPVC double glazed window and a radiator. Two ceiling lights.

LOUNGE

18' 10" x 13' 10" (5.74m x 4.21m) max

A lovely room with a UPVC double glazed window overlooking the rear garden and UPVC double glazed doors to the conservatory. Well decorated, there is a sandstone style fire surround with living flame gas fire and bespoke cupboard and shelving to either side. Wall light, a ceiling light and a radiator.





CONSERVATORY

8' 4" x 14' 6" (2.55m x 4.41m)

The perfect space to bird watch with a cup of tea, the conservatory has double doors to the patio and a further set of doors leading to steps and the lower rear garden. side. UPVC double glazed with a polycarbonate roof, there is a radiator and a ceiling light.

UTILITY ROOM

9' 11" x 8' 3" (3.01m x 2.51m)

A UPVC double glazed window faces the rear aspect. Fitted with beech effect base and wall units and marble effect worktops. There is plumbing for a washing machine, space for a dryer and an upright freezer. Ceiling light.

SHOWER ROOM

6' 8" x 6' 4" (2.04m x 1.93m)

A valuable addition to the property, the shower room is fitted with a large quadrant cubicle, a vanity hand basin with cupboard beneath and a WC. There is tiling to the walls, an extractor, a ceiling light and chrome heated towel rail. Co ordinating cupboard.

KITCHEN DINER

16' 2"/6' 10" x 15' 0"/9' 8" (4.93m/2.08m x 4.58m/2.95m)

An L shaped room with a good sized dining space and dual aspect UPVC double glazed windows. The kitchen space is fitted with cream units with wood knob handles, wood effect worktops and tiled splashbacks. A one and a half bowl ceramic sink with drainer, plumbing for a dishwasher, space for an electric cooker with hood above. Wall mounted Worcester boiler, an integrated fridge/freezer, two ceiling lights and a radiator.



INNER HALLWAY

Accessed from the kitchen, the inner hallway leads to the three bedrooms and bathroom. There is access to the loft space and a good sized linen cupboard. Ceiling light and a radiator.

BEDROOM

9' 3" x 12' 11" (2.82m x 3.95m)

Overlooking neighbouring rooftops towards distant countryside, there is a radiator, ceiling light and a UPVC double glazed window.

BEDROOM

11' 6" x 10' 7" (3.50m x 3.22m)

UPVC double glazed window to the front elevation. Radiator and a ceiling light.

BEDROOM

7' 2" x 11' 1" (2.17m x 3.38m)

Also to the rear of the property, the third bedroom is currently used as a home office and has a ceiling light, radiator and a UPVC double glazed window.

BATHROOM

7' 7" x 6' 2" (2.31m x 1.88m)

Frosted UPVC double glazed window to the front aspect. Having tiling to the walls, a bath with mixer attachment, a pedestal wash hand basin and WC. There is a ceiling light and a radiator.

DEVELOPED LOFT

10' 8" x 12' 1" (3.24m x 3.68m)

From the hallway, a folding door and stairs lead up to the developed loft. There is hanging space for coats on the stairwell and a light. The loft space has a Velux rooflight, two wall lights and a radiator.

EXTERNAL

Maintained to the same high standard as the interior, the gardens have been landscaped to both the front and rear and are well planted and tended. At the front is a lawn space and raised patio along with a parking area adjacent to the road and a further driveway leading to the carport. The car port has an external light and tap. The tiered rear garden has a patio adjacent to the bungalow and steps leading down to a circular lawn with shrub borders providing year round interest. There is a gazebo space for pots and furniture. An useful undercroft provides space (with limited head height) for garden tools and equipment.

DIRECTIONS

Leaving Kendal on Natland Road, proceed out of town and into Natland village. Follow on the main road through the village passing the Jones Homes' development on the right hand side. Continue out into the countryside and into Sedgwick. Once in Sedgwick, take the first left (by Carex Farm) and then the second right onto Castle View. The property is located to the right hand side.
what3words:///bike.adventure.taxi





This plan is for illustrative purposes only and should be used as such by any prospective purchasers.
 The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.
 Measurements are approximate and for display purposes only





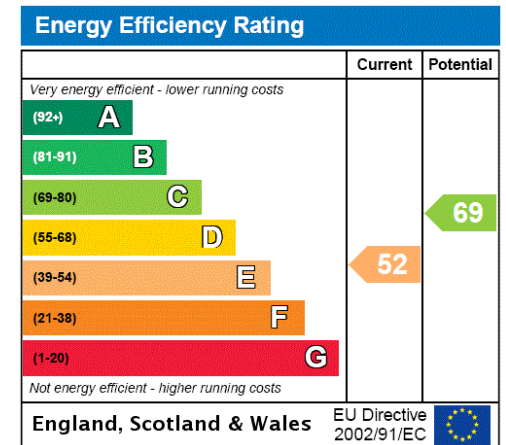
GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: D

To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit www.ofcom.org.uk/phones-telecoms-and-internet/coverage



ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:

100 Highgate, Kendal, LA9 4HE

Telephone. 01539 725582

Email. kendalproperty@milnemoser.co.uk

MILNE MOSER

SALES + LETTINGS

KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 725 582

Fax. 01539 723 425

Email. kendalproperty@milnemoser.co.uk

Email. lettings@milnemoser.co.uk

MILNTHORPE OFFICE

Westmorland House, The Square,

Milnthorpe, Cumbria LA7 7QJ

Telephone. 015395 64600

Fax. 015395 63976

Email. milnthorpeproperty@milnemoser.co.uk



These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Milne Moser has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. The information provided by the vendor in these particulars is based on the opinion of the vendor only and any intending purchaser, lessee or third party should not rely upon this information as a statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information provided.